

Submitted May 8, 2013
Approved as of
Date May 8, 2013

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 08-2013
Wednesday, April 24, 2013**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, April 24, 2013.

PRESENT

Jerry Callistein, Chair

Don Hadley	David Hill
Jack Leiderman	Kate Ostell
John Tyner	Dion Trahan

Present: Bridget Donnell Newton, Council Liaison
Andrew Gunning, Assistant Director, CPDS
Marcy Waxman, Assistant City Attorney
Craig Simoneau, Director, Public Works
Margaret Hall, Planner II
David Levy, Chief of Long Range Planning
Cindy Kebba, Planner III
Ann Wallas, Planner III
Clark Larson, GIS Specialist

I. REVIEW AND ACTION

- A. Street Renaming** to correct a street naming error on a 3,055 square foot section of Grand Champion Drive. Parcel 31 in the King Farm: Watkins Pond subdivision is proposed to be renamed Pasture Side Way. Renaming will clean up the inconsistency shown on the various GIS maps and provide that the houses located at 100, 102 and 104 Pasture Side Way actually front on Pasture Side Way.

Margaret Hall stated that there should be official action to correct the street naming error on a 3,055 square foot section of Grand Champion Drive.

Commissioner Ostell moved, seconded by Commissioner Hadley, to approve the street renaming to correct street error on a 3,055 square foot section of Grand Champion Drive. The motion passed 7-0.

- B. Final Record Plat, PLT2013-00526** to replat an existing part lot as a single record lot, located on north side of Monument Street near Great Falls Road. The property contains 13,147 square feet of land located in the R-90 Zone.

Commissioner Hadley recused himself from this item stating that he had involvement with the seller of this parcel.

Margaret Hall presented her staff report and answered questions from the Commission.

The surveyor for the property introduced himself. No one else spoke regarding the request.

Commissioner Hill moved, seconded by Commissioner Leiderman, to grant a waiver from Section 21.21.07 of the Zoning Ordinance regarding the property which will now become Lot 14 on Monument Street, for the reasons stated in the Staff Report and that there is no more property under the ownership of this applicant to make the lot width conforming. The motion passed 6-0 (Commissioner Hadley recused himself).

Commissioner Tyner moved, seconded by Commissioner Leiderman, to approve Record Plat PLT2013-00526, which includes the approved waiver of the frontage of the piece of property and includes Staff's recommendations and conditions on page 7, numbers 1 and 2. The motion passed 6-0 (Commissioner Hadley recused himself).

II. ROCKVILLE PIKE PUBLIC HEARING

Rockville's Pike Plan: Revised Draft for Planning Commission Public Hearings, Staff Presentation and Public Hearing.

The following citizens provided public testimony:

Clark Reed, 5913 Crocker Drive and Chair of the Rockville Environment Commission, stated that the Pike Plan incorporates a number of environmentally sustainable elements. It will help reduce the carbon footprint, improve local air quality, and reduce greenhouse gas emissions.

Lynn Perry Parker, delegate of the Richard Montgomery PTSA (on behalf of other Richard Montgomery PTSA members who were present but did not speak: Ginger Martin-President, Zack Levine-Vice President and Cavita Dawson-Treasurer,) spoke against the extension of Fleet Street, stating the students use the footpath where a two lane roadway is proposed, which poses safety concerns.

Mary van Balgooy, Executive Director of Peerless Rockville, stated the Pike Plan should include a distinctive character, architecture that has a visual interest and be an interesting place that adds to the community's character and that promotes an appreciation of the Pike's history. She presented three specific properties along the Pike that may be eligible for designation and should be further analyzed. (she submitted several handouts).

Anne Goodman, 1109 Clagget Drive stated that her neighborhood (in the Twinbrook area) would be negatively impacted by the plan in terms of quality of life, and commented that the previous

Planning Commission meeting documents were not readily accessible, they were not available in different languages, and the negative impact on neighborhoods was not addressed from previous comments provided on an earlier draft.

Nancy Regelin, Land Use Attorney with Shulman Rogers, spoke on her own behalf. She spoke on the innovation of public spaces, designing public spaces for public culture, and would like to have the plan consider the neighborhood aspect and create an urban system to support public culture.

Alan Tolerton, 4 Lakeside Overlook spoke against the Fleet Street extension, stating the increased traffic will pose as a hazard to the students.

Susan Donahue, 606 College Parkway, spoke against the Fleet Street extension because of the increased traffic as well as the potential threat to walking students.

Jim Whalen, spoke on the costly impact of the acquisition of the property between 1010 and 1066 Rockville Pike and stated that the vision for Rockville Pike is viable but feels that the Commission should wait until improvements to the north and south are near reality. He also stated that he is in favor of the Fleet Street extension.

There being no additional speakers, Commissioner Hadley moved, seconded by Commissioner Leiderman, to continue the Rockville Pike Plan Public Hearing to the May 22, 2013 Planning Commission meeting. The motion passed 7-0.

Proposed Rockville Pike District Zone, Staff Presentation and Public Hearing.

The following citizen provided public testimony:

Joe Lynott of Lynott Lynott and Parsons, PA, stated that Section 25.13.1.03, pertains to new non-conformities under the new code. He stated it's flawed in two respects: 1) it fails to grandfather in existing lawful developments through the Pike and 2) this new code section would impose a counter-productive amortization period upon developing non-conformities.

There being no further speakers, Commissioner Tyner moved, seconded by Commissioner Leiderman, to continue the Rockville Pike District Zone hearing to the May 22, 2013 Planning Commission meeting. The motion passed 7-0.

III. DISCUSSION/POSSIBLE RECOMMENDATION

Countywide Transit Corridors Functional Master Plan Proposal – the Commission will discuss comments and recommendations to forward to the Mayor and Council regarding the countywide draft plan proposal for transit corridors.

Ann Wallas presented a clean draft of the Corridor Master Plan for the Commission's discussion. Craig Simoneau, Director of Public Works, was present and answered questions from the Commission.

Commissioner Hill moved, seconded by Commissioner Hadley, to conditionally approve the letter based on the Final Draft updated by the Commission, and that the Commission will weigh-in offline on the final changes. The motion passed 7-0.

IV. COMMISSION ITEMS

- A. Staff Liaison Report – Mr. Gunning provided an update to the Commission regarding the next meeting stating that the Mayor and Council will take their APFO recommendations at the May 13th meeting. He also informed the Commission that the Heritage Area Amendment has been approved.
- B. Old Business - None
- C. New Business – None
- D. Minutes – Commissioner Hill moved, seconded by Commissioner Leiderman, to approve the March 13, 2013 Minutes for meeting 05-2013, with noted corrections. The motion passed 7-0.
Commissioner Leiderman moved, seconded by Commissioner Tyner, to approve the March 20, 2013 Minutes for meeting 06-2013, with noted corrections. The motion passed 6-0-1 (Commissioner Trahan abstained).
- E. FYI Correspondence - None

V. ADJOURN

Commissioner Leiderman moved, seconded by Commissioner Hill, to adjourn the meeting at 9:30 p.m.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary